



Code :	00154
Location :	Poreč
Building area :	400 m ²
Land area :	609 m ²
Distance from the center :	2500 m
Distance from the sea :	750 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	7
Number of rooms :	15
Number of bathrooms :	7
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	6
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	1980
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.200.000 €

Just 750 meters from the beach and 2,500 meters from the center of Poreč, a spacious apartment house is for sale, situated on a plot of land measuring 609 m². The house spans three levels - basement, ground floor, and first floor - with a total net area of approximately 400 m².

The ground floor features four apartments, each with one bedroom, a bathroom, and a living area that includes a kitchen, dining room, and living room, as well as one studio apartment. Each unit has an area of about 30 m² and is operational for residence or rental.

On the first floor, there is a spacious apartment of approximately 100 m² consisting of a large living area with a kitchen, dining room, and living room with a fireplace, two spacious bedrooms, and a bathroom. The apartment opens onto a large terrace, further enriching the living space.

The basement includes a boiler room and a tavern with a fireplace, which is currently furnished and used as a studio



CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

apartment. Additionally, there is another larger room in the basement that needs further arrangement, where it is possible to create another apartment.

The house is equipped with air conditioning and a central heating system with radiators, ensuring a comfortable stay throughout the year.

For more information and to arrange a viewing, please feel free to contact us.